

TOWN OF WINCHENDON



Planning Board

Telephone (978)-297-5419

**Regular Meeting Minutes**

February 16, 2021

Meeting was held via zoom – Meeting ID: 913 7596 0261 Passcode: 7360358

**Planning Board Members Present:** Chairman Guy Corbosiero, Les Goodrich, Joe Sackett, Art Amenta

**Planning Board Members Absent:** Burt Gould, Garrett Wante (alt)

**Additional People Present:** Alison Manugian - Planning Agent, Paul Grasewicz, Alex Szoc, Atty. Alex Weisheit

**Call to Order:** Chair Guy Corbosiero called the meeting to order at 6:33 pm and read the standard legal statement regarding meetings during COVID.

**Announcements & Public Comment:** none

**Business:**

**Financial Regulations Discussion**

A Manugian summarized the background of this agenda item. Email was sent to Counsel regarding of a mechanism for ECOS Solar's decommissioning funds. Before a specific mechanism can be selected, Counsel needs to have process adopted for handling funds. Following the discussion and questions at the last meeting Attorney Alex Weisheit of KP Law attended the meeting.

A Weisheit recommended adoption of the suggested language as a rule or regulation. He clarified that this language will universally apply to all of the different fund types.

G. Corbosiero requested clarification of the release timeframe suggested (60d) given that there is snow cover that may last longer.

A Weisheit said the Board may have a longer duration and clarified that the impetus is on the applicant to show that the requirements have been met allowing for release of held funds.

L. Goodrich inquired about the agreement and process to ensure that funds are turned over up front.

A. Weisheit outlined that the Decommissioning Agreement specific to any project will stipulate the amount and the conditions that allow for full and partial release. The Decommissioning Agreement will specify the type of guarantee required, the treatment of the funds held, the performance required to be compliant, the conditions to release funds, the conditions for use of the funds and any other rules or conditions determined locally.

J. Sackett asked about these new rules vis-à-vis the existing regulations for subdivisions and site plans.

A. Weisheit clarified that these rules don't apply to subdivision surety, which has its own procedures under MGL Ch 41 § 81. If the Board would like these regulations may be stipulated to apply only to solar projects.

A. Weisheit opined that the final vote to adopt these regulations should take place following a formal public hearing, which the Agent will include for next month. KP Law will also provide typical templates for Decommissioning and other situations.

ANR Endorsement Request for 330 Benjamin Street

P. Grasewicz present to represent the current owner, who lives in residence at the left  
J. VanDyke owns the lot to the right and is working with the owner to create a new lot  
The proposed parcel meets the R40 lot size and frontage requirements and has very little wetland.  
The lot will be served by the public sewer.

**A Amenta motioned to endorse the ANR proposal as presented finding it in compliance with the requirements of Section 3.1.6 of the Zoning Bylaws. L. Goodrich seconded the motion and all voted aye via roll call.**

ANR Endorsement Request for 21 Jackson Avenue

L. Goodrich indicated that he has to recuse himself as the housing authority is an abutter  
A Szoc summarized the project – the current owner would like to create a lot left of the existing home  
There are no wetlands and the parcel meets the R10 frontage and area requirements

**A Amenta motioned to endorse the ANR proposal as presented finding it in compliance with the requirements of Section 3.1.6 of the Zoning Bylaws. J. Sackett seconded the motion and all voted aye via roll call.**

**Minutes:**

**J. Sackett made a motion to approve the minutes of January 19, 2021 as presented. L Goodrich seconded the motion and all members voted aye via roll call**

**L. Goodrich motioned to adjourn the meeting, and A. Amenta seconded. All approved via roll call vote.**

The Chair ended the meeting at 7:10 pm

Respectfully submitted:



Alison Manugian, Planning Agent